

PCCO SUMMARY		
Original Parcel ID Number(s):	21736101;21736131;21736111;21736112;21736113	
Development Type:	Single-Family	
Subject to PCCO? Y/N	Y	
If NO, why?	-- Click for Dropdown --	
Watershed:	Western Catawba	
Disturbed Area (ac):	20.5	
Site Area (ac):	21.74	
Total on-site Drainage Area (ac):	21.74	
Existing Built-upon-area (SF):	15,856	
Existing BUA to be removed (SF):	15,856	
Existing BUA to remain (SF):	0	
Proposed New BUA (SF):	300,450	
Proposed % BUA:	31.7%	
Density (High / Low)	High	
Total Post-Project BUA for site:	300,450	
Development or Redevelopment?	Development	
Natural Area Required (ac):		3.81
Natural Area provided, total (ac):		4.02
Undisturbed Treed Natural Area Preserved (ac):		4.02
Total stream buffer protected on-site (ac):	4.02	
Transit Station Area? Y/N	N	
Distressed Business District? Y/N	N	
Mitigation Type (if applicable)	N/A	
Natural Area mitigation? Y/N	N	
Buffer Mitigation? Y/N	N	
Total Phosphorous Mitigation? Y/N	N	

CONTACT INFORMATION

REFERENCES

SURVEY:
CAROLINA SURVEYORS, INC.
"A BOUNDARY SURVEY SHOWING PROPERTY ON WILBANKS ROAD
(NEAR THE INTERSECTION OF BANKHEAD ROAD)
SURVEYED FOR:
TOTAL AREA: 19.460 ACRES
STEELE CREEK TOWNSHIP, MECKLENBURG COUNTY, NORTH CAROLINA *
DATED: 04/04/16

SURVEY:
RB PHARR & ASSOCIATES, P.A.
"TOPOGRAPHICAL SURVEY PREPARED FOR H&H HOMES
OF CULROSS MAP 1 MAP BOOK 56, PAGE 305"
JOB NO: 85328
DATED: 05/30/17

GEOTECHNICAL INVESTIGATION REPORT:
"REPORT OF SUBSURFACE EXPLORATION - LAKE WYLIE RESIDENTIAL
CHARLOTTE, NORTH CAROLINA"
PREPARED BY ECS CAROLINAS, LLP
ECS PROJECT NO. 08-11768
DATED: 8/5/16

GOVERNING AGENCIES

CITY OF CHARLOTTE - PLANNING DEPARTMENT
600 E 4TH STREET, 8TH FLOOR
CHARLOTTE, NC 28202
PHONE: (704) 336-2205

CHARLOTTE WATER
5100 BROOKSHIRE BLVD.
CHARLOTTE, NC 28216
PHONE: (704) 339-2221

CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT)
600 E 4TH STREET,
CHARLOTTE, NC 28202
PHONE: (704) 336-4119

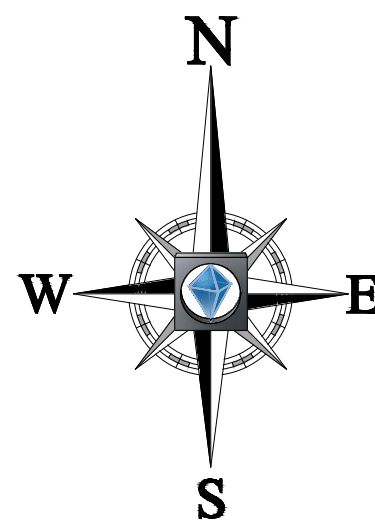
SITE PLAN DOCUMENTS

FOR

WILBANKS SINGLE FAMILY RESIDENTIAL DEVELOPMENT

LOCATION OF SITE

WILBANKS DRIVE, CITY OF CHARLOTTE ETJ
PARCEL IDENTIFICATION: 21736101, 21736131, 21736111,
21736112, 21736113
MECKLENBURG COUNTY, NORTH CAROLINA



LOCATION MAP
COPYRIGHT 2003
DELOME STREET ATLAS 2004 PLUS USA
SCALE: 1"=200'



FINAL APPROVAL

PROJECT NUMBER: **SDRSF-2017-00025**

ENGINEERING
PCSO / DETENTION / DRAINAGE PLAN

APPROVED
By Emily Chien at 9:43 am, Apr 18, 2018

EROSION CONTROL

APPROVED

URBAN FORESTRY
TREE ORDINANCE

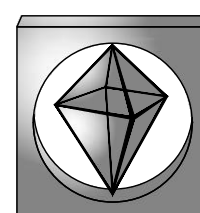
APPROVED Henry Kunzig

CDOT

APPROVED Carlos Alzate

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING
AT LEAST 48 HRS. PRIOR TO ANY LAND
DISTURBING ACTIVITY USING THE ONLINE
FORM FOUND AT <http://charlottenc.gov/ld>

PREPARED BY



BOHLER
ENGINEERING
P-1132 NC, PLLC

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203

Phone: (980) 272-3400

www.BohlerEngineering.com

CONTACT: MICHAEL THEBERGE
MTHEBERGE@BOHLERENG.COM

TOPOGRAPHIC SURVEYOR

RB PHARR & ASSOCIATES P.A.
420 HAWTHORNE LANE
CHARLOTTE, NORTH CAROLINA
LICENSE NO.: C-1471
TELEPHONE (704) 376-2186

BOUNDARY SURVEYOR

CAROLINA SURVEYORS, INC.
P.O. BOX 267
PINEVILLE, NORTH CAROLINA
LICENSE NO.: L-4689
TELEPHONE (704) 889-7614

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

SIGNATURE DATE SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING
FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT #

REVISION DATE:



REVISIONS

REV	DATE	COMMENT	BY
1	4/18/17	PER CLIENT COMMENTS	IBG
2	6/20/17	PER CITY COMMENTS	IBG
3	9/8/17	PER CITY COMMENTS	BB/TZ
4	11/20/17	NC DOT/CITY COMMENTS	BB/PM
5	12/04/17	NC DOT REVISIONS	BAB
6	1/11/18	NC DOT/CITY COMMENTS	BAB
7	3/23/18	NC DOT/CITY APPROVAL	BAB

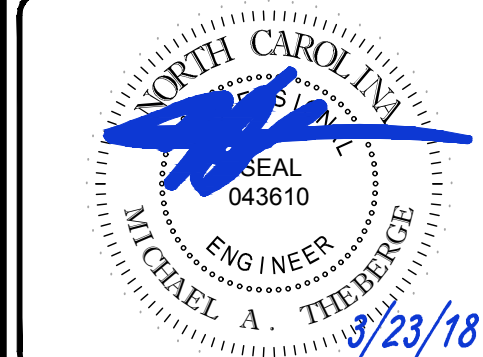


KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

PROJECT No.: NC0152085
DRAWN BY: IG/BB/TZ
CHECKED BY: MAT
DATE: 03/03/17
SCALE: AS NOTED
CAD I.D.: SD0

PROJECT:
**WILBANKS
SINGLE FAMILY
RESIDENTIAL**
FOR
**RKM
DEVELOPMENT,
LLC.**
LOCATION OF SITE
WILBANKS DRIVE
CITY OF CHARLOTTE ETJ
MECKLENBURG COUNTY,
NORTH CAROLINA

BOHLER
ENGINEERING NC, PLLC
NCBLS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



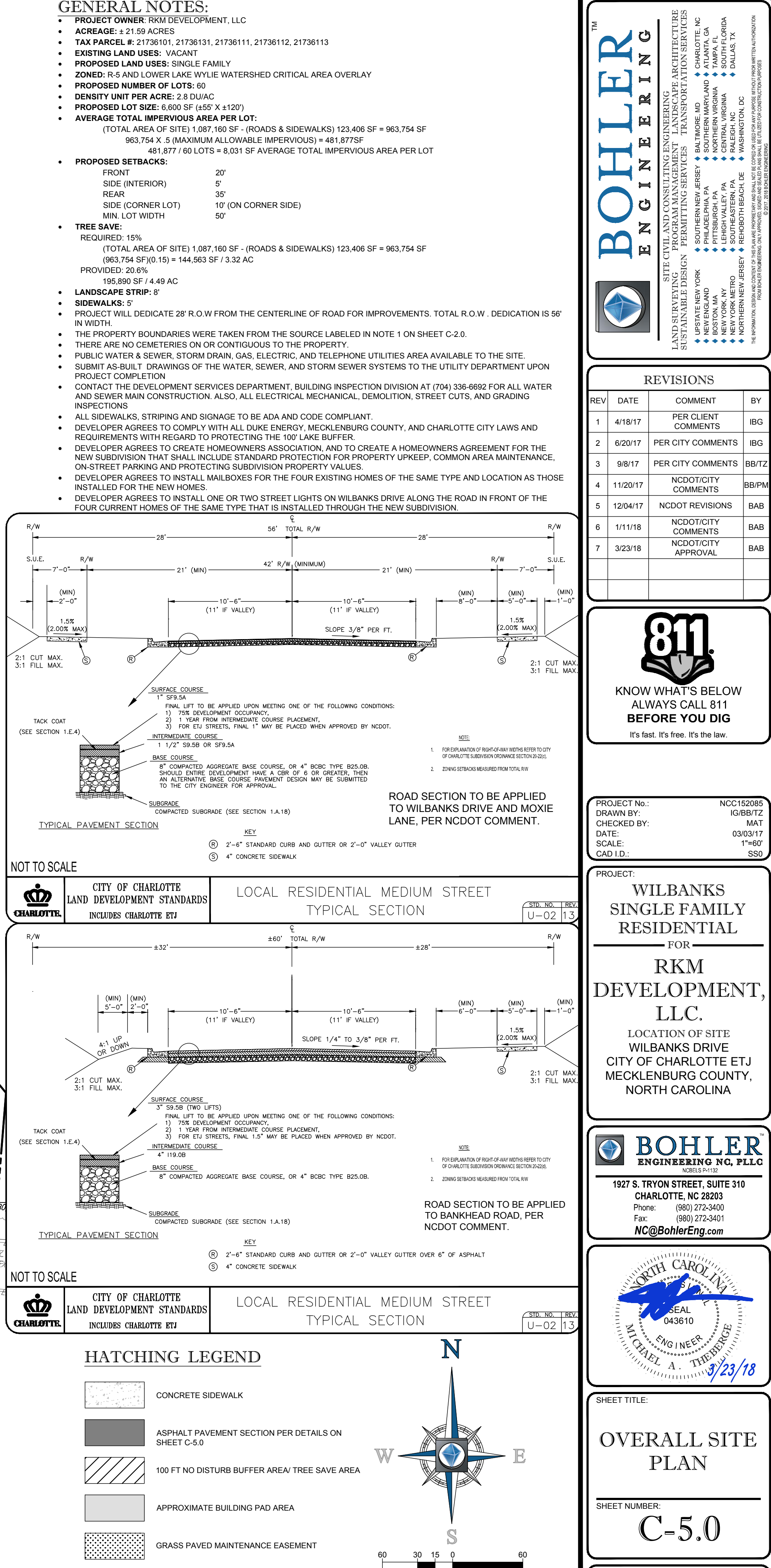
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-1.0

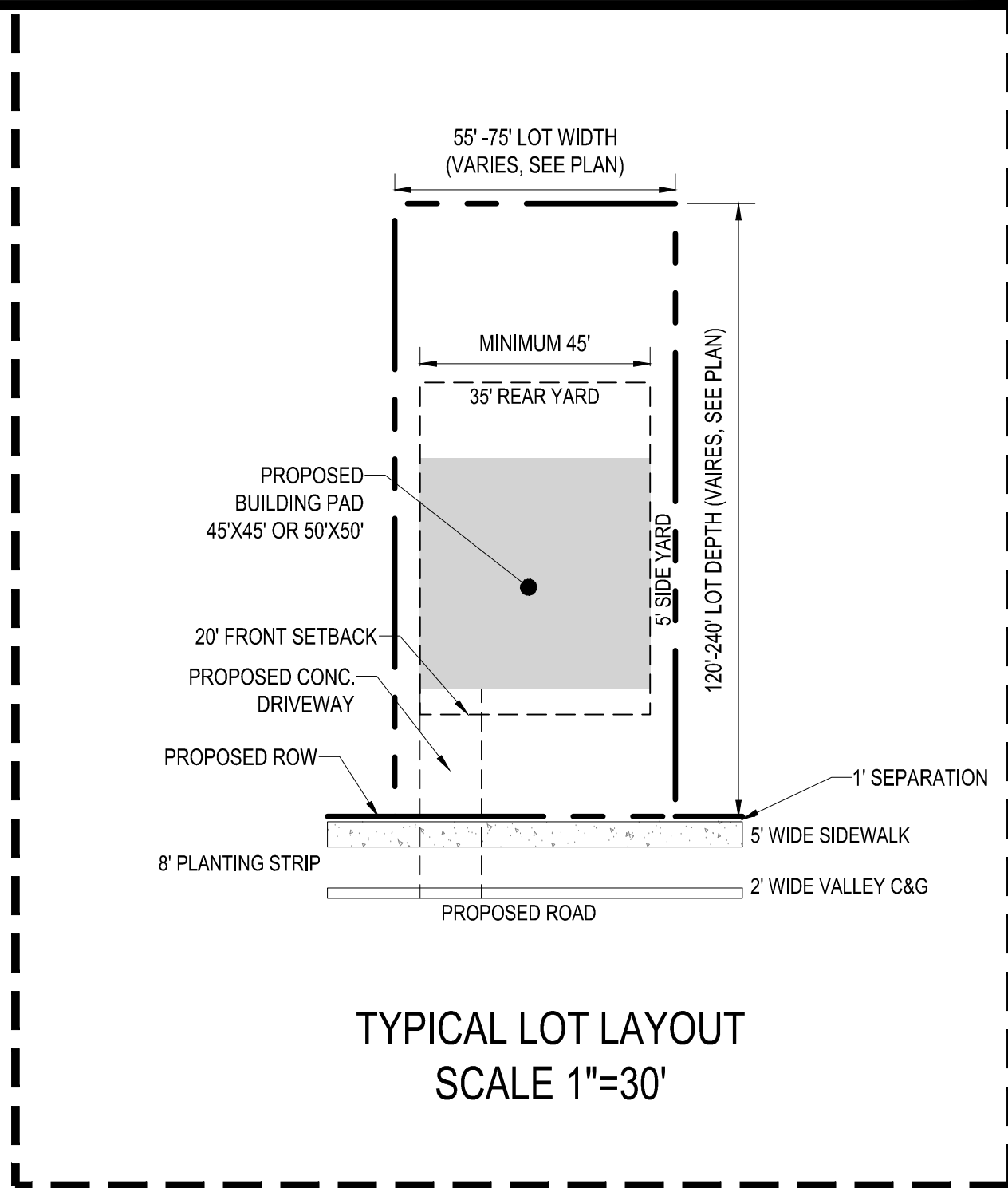
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT.
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OR RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN
FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AND CODES.





MATCHLINE - SHEET C-5.2

MATCHLINE - SHEET C-5.3



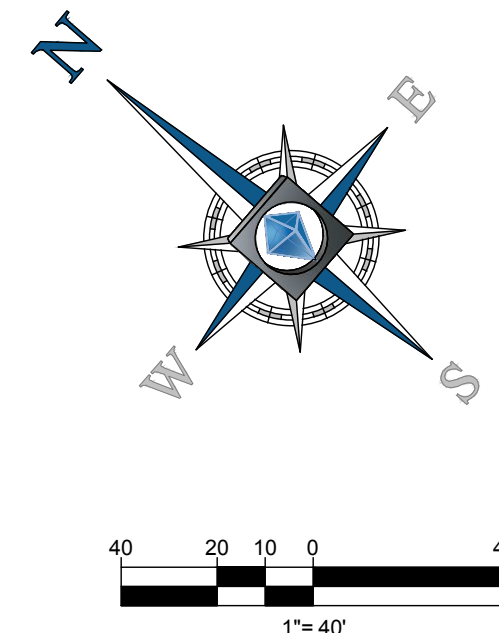
TYPICAL LOT LAYOUT
SCALE 1"=30'

CITY OF CHARLOTTE GENERAL NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT THE WILBANKS PROJECT ARE TO BE COORDINATED WITH NCDOT/ THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM 50.06 (P' SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY NCDOT/ THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1 STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 7.200.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON BLOCKS A-D SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1 FLOOD ANALYSIS).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAY RECORDATION, OFFSITE R/W AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 18-175(e) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7088) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4020) OR VISIT <http://www.charlotte.gov/departments/transportation/street>
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- SIDEWALK WITHIN THE CITY'S R/W THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S R/W THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A R/W USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE R/W USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A R/W LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGHOUT A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF R/W CLOSURES.
- CONSTRUCTION STAGING WITHIN CITY R/W LASTING MORE THAN 30 DAYS REQUIRES A R/W LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
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- DEVELOPER TO CONTACT NCDOT/ CDOT (STEPHEN BOLT, 704-432-5561) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT, COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT SECTION PER DETAILS ON SHEET C-5.0
- 100 FT NO DISTURB BUFFER AREA/ TREE SAVE AREA
- APPROXIMATE BUILDING PAD AREA
- GRASS PAVED MAINTENANCE EASEMENT



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
SOUTH CAROLINA
FLORIDA
ALABAMA
MISSISSIPPI
LOUISIANA
ARKANSAS
KENTUCKY
Tennessee
Georgia
Florida
Alabama
Mississippi
Louisiana
Arkansas
Kentucky
Tennessee

REVISIONS			
REV	DATE	COMMENT	BY
1	4/18/17	PER CLIENT COMMENTS	IBG
2	6/20/17	PER CITY COMMENTS	IBG
3	9/8/17	PER CITY COMMENTS	BB/TZ
4	11/20/17	NCDOT/CITY COMMENTS	BB/PM
5	12/04/17	NCDOT REVISIONS	BAB
6	1/11/18	NCDOT/CITY COMMENTS	BAB
7	3/23/18	NCDOT/CITY APPROVAL	BAB

811

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

PROJECT No.:	NOC152005
DRAWN BY:	IG/BB/TZ
CHECKED BY:	MAT
DATE:	03/03/17
SCALE:	1"=40'
CAD 1.D.:	SSD

PROJECT:

**WILBANKS
SINGLE FAMILY
RESIDENTIAL**

FOR

**RKM
DEVELOPMENT,
LLC.**

LOCATION OF SITE
WILBANKS DRIVE
CITY OF CHARLOTTE ETJ
MECKLENBURG COUNTY,
NORTH CAROLINA

**BOHLER
ENGINEERING NC, PLLC**

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

NORTH CAROLINA

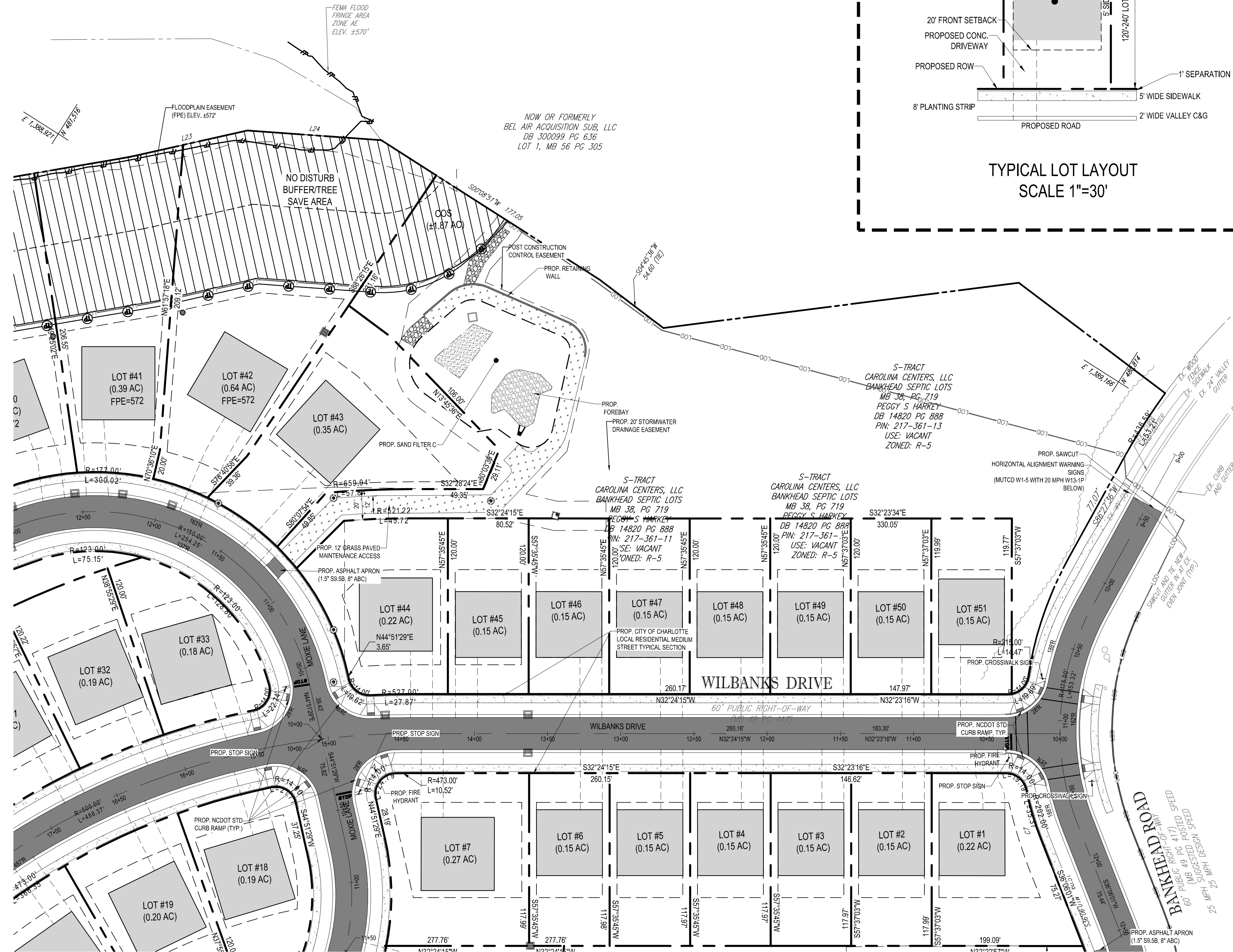
SEAL
MICHAEL A. THERIAULT
ENGINEER
9/23/18

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5.1

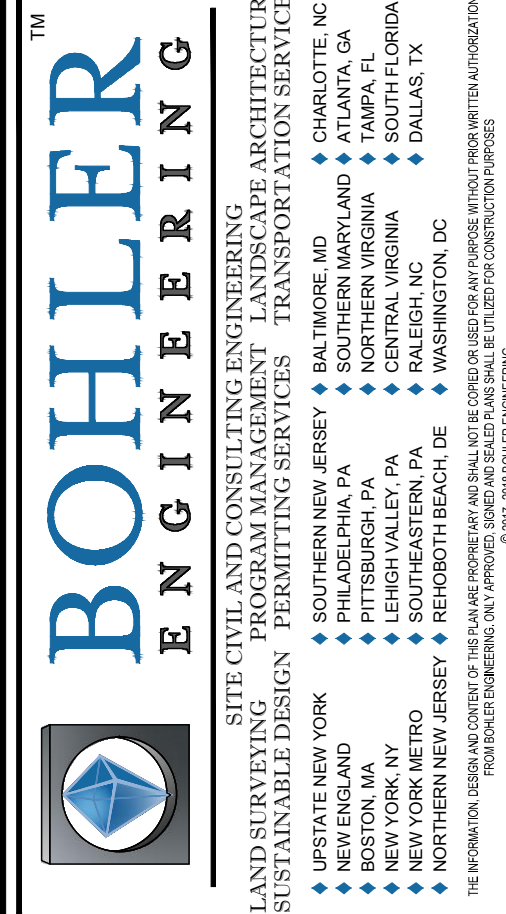
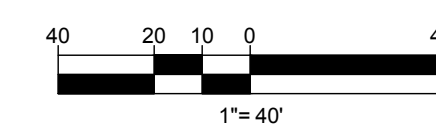
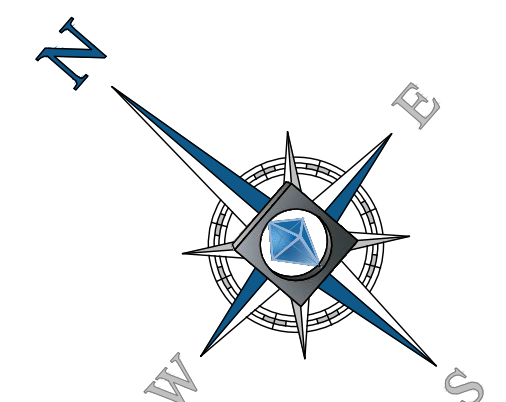


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- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO. SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMPs AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLAT RECORDED, OFFSITE ROW AND/OR CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFFSITE ROW ACQUISITION PROCESS". THESE NEEDED ROW AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCEs) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4020) OR VISIT <http://www.charlotte-nccog.org/departments/transportation/street-maintenance/home.htm>
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
- SIDEWALK WITHIN THE CITY'S ROW THAT REQUIRES REPLACEMENT AS PART OF THE DEVELOPMENT AND/OR STREET IMPROVEMENTS SHOULD BE PHASED IN SUCH A WAY AS TO MINIMIZE THE DURATION OF THE SIDEWALK CLOSURE TO THE EXTENT FEASIBLE. THE DEVELOPER SHOULD MAKE EVERY ATTEMPT TO HAVE SIDEWALK REPAIRED AND REOPENED FOR PUBLIC USE WITHIN 30 DAYS OF REMOVAL.
- ANY WORK WITHIN THE CITY'S ROW THAT REQUIRES CLOSURE OF THE SIDEWALK OR TRAVEL LANE FOR LESS THAN 30 DAYS REQUIRES A ROW USE PERMIT. TRAFFIC CONTROL PLANS FOR ANY SIDEWALK OR TRAVEL LANE CLOSURES MUST BE SUBMITTED AS PART OF THE ROW USE PERMIT REQUEST. TRAFFIC CONTROL PLANS MUST BE IN ACCORDANCE WITH CDOT'S WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) AND MUST BE REVIEWED AND APPROVED. CONTRACTOR SHALL CONTACT CDOT AT LEAST 5 BUSINESS DAYS IN ADVANCE OF BEGINNING OF WORK AT (704) 432-1562.
- RIGHT-OF-WAY CLOSURES LONGER THAN 30 DAYS REQUIRE A ROW LEASE AGREEMENT WHICH WILL INCLUDE THE SUBMITTAL OF A TRAFFIC CONTROL PLAN. TRAFFIC CONTROL PLANS REQUIRED THROUGH A LEASE AGREEMENT MAY BE DIFFERENT FROM THE ONE REQUIRED DURING THE LAND DEVELOPMENT PLAN REVIEW AND ARE SUBJECT TO REVISIONS. THE REVISED TRAFFIC CONTROL PLANS MUST BE SUBMITTED AS PART OF THE LEASE AGREEMENT PROCESS FOR APPROVAL PRIOR TO START OF ROW CLOSURES.
- CONSTRUCTION STAGING WITHIN CITY ROW LASTING MORE THAN 30 DAYS REQUIRES A ROW LEASE AGREEMENT. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562. CONTRACTOR SHALL CONTACT CDOT AT (704) 336-2562.
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT CDOT AT (704) 336-3888.
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- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60- 90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- DEVELOPER TO CONTACT NCDOT/ CDOT (STEPHEN BOLT, 704-432-5561) DURING SITE PLAN PREPARATION TO DISCUSS STREET LIGHTING REQUIREMENTS, IF ANY. FOR THIS PROJECT, COORDINATE WITH DUKE ENERGY AND CDOT AS NECESSARY TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.

HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT SECTION PER DETAILS ON SHEET C-5.0
- 100 FT NO DISTURB BUFFER AREA/ TREE SAVE AREA
- APPROXIMATE BUILDING PAD AREA
- GRASS PAVED MAINTENANCE EASEMENT



REVISIONS

REV	DATE	COMMENT	BY
1	4/18/17	PER CLIENT COMMENTS	IBG
2	6/20/17	PER CITY COMMENTS	IBG
3	9/8/17	PER CITY COMMENTS	BB/TZ
4	11/20/17	NCDOT/CITY COMMENTS	BB/PM
5	12/04/17	NCDOT REVISIONS	BAB
6	1/11/18	NCDOT/CITY COMMENTS	BAB
7	3/23/18	NCDOT/CITY APPROVAL	BAB

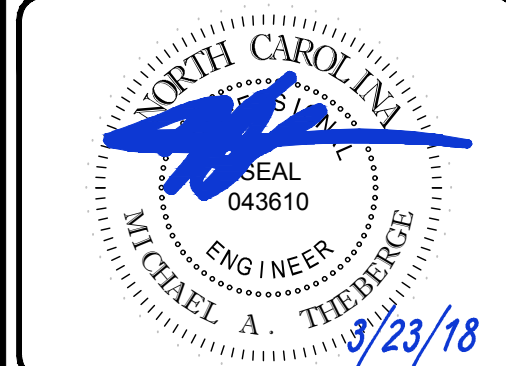


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PROJECT No:	NOC152005
DRAWN BY:	IGIBB/TZ
CHECKED BY:	MAT
DATE:	03/03/17
SCALE:	1"=40'
CAD I.D.:	SSD

PROJECT:
**WILBANKS
SINGLE FAMILY
RESIDENTIAL**
FOR
**RKM
DEVELOPMENT,
LLC.**
LOCATION OF SITE
WILBANKS DRIVE
CITY OF CHARLOTTE ETJ
MECKLENBURG COUNTY,
NORTH CAROLINA

**BOHLER
ENGINEERING NC, PLLC**
NOC152005
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com



SHEET TITLE:

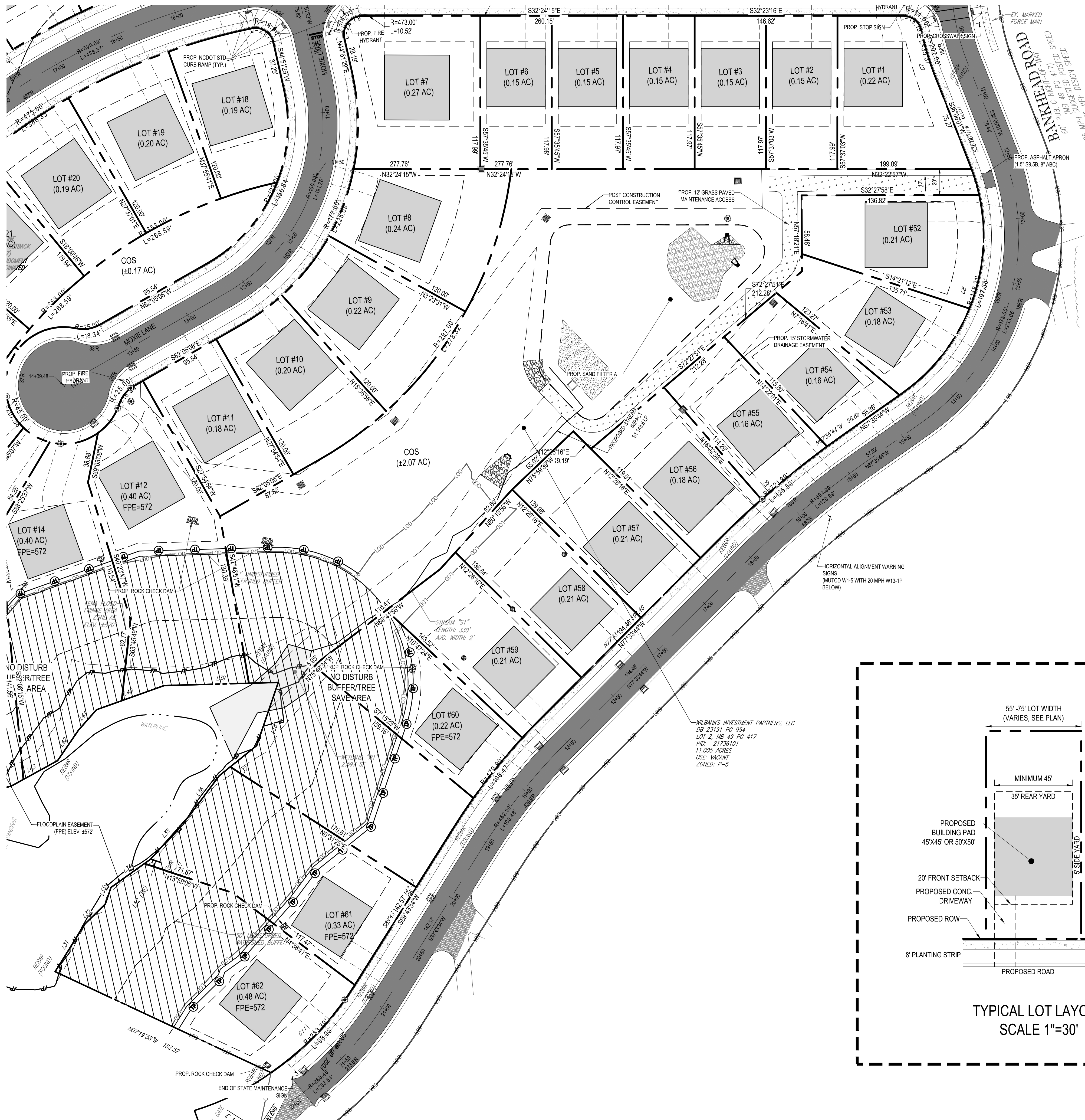
SITE PLAN

SHEET NUMBER:

C-5.2

MATCHLINE - SHEET C-5.1

MATCHLINE - SHEET C-5.2

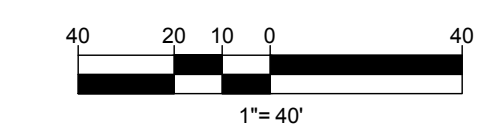
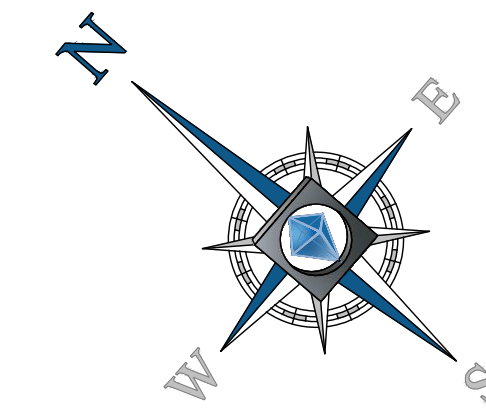
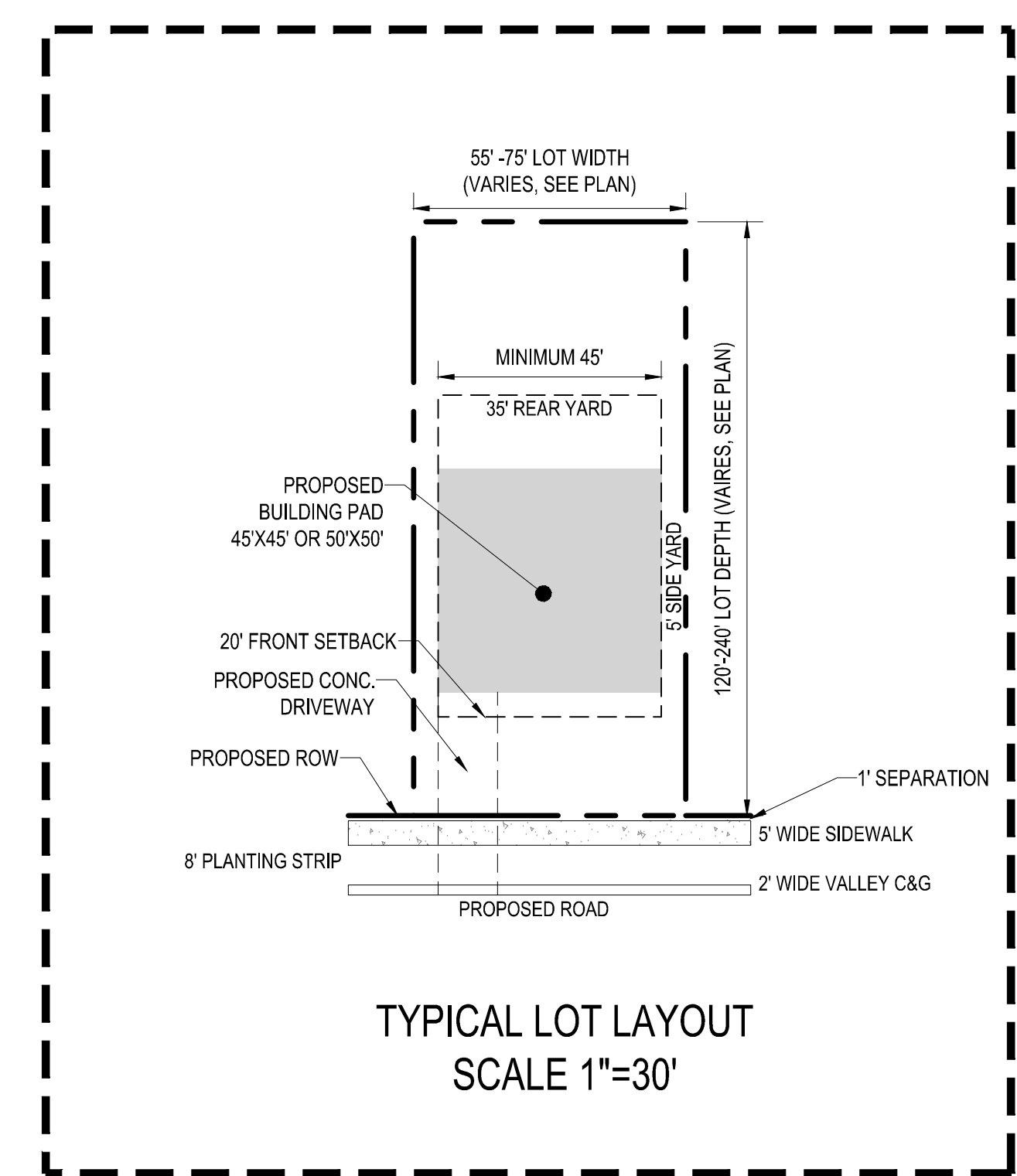


CITY OF CHARLOTTE GENERAL NOTES:

- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT THE WILBANKS PROJECT ARE TO BE COORDINATED WITH NCDOT/ THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLOSURE 50.05 (8' SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY NCDOT/ THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- ANY BUILDING WITHIN THE 100+1' STORMWATER ELEVATION LINE IS SUBJECT TO THE RESTRICTIONS OF THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) SUBDIVISION ORDINANCE, SECTION 2.00.8.
- ANY CONSTRUCTION OR USE WITHIN THE FUTURE CONDITIONS FLOOD FRINGE LINE IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS OF THE CITY OF CHARLOTTE AND MECKLENBURG COUNTY.
- ALL OPENINGS (E.G., DOORS, WINDOWS, VENTS) IN STRUCTURES BUILT ON BLOCKS A-D SHOULD BE LOCATED A MINIMUM OF ONE FOOT ABOVE THE ADJACENT FINISHED GROUND SURFACE (APPLIES TO LOTS WHICH MAY EXPERIENCE SIGNIFICANT OVERLAND FLOW NOT CONSIDERED IN THE 100+1' FLOOD ANALYSIS).
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF ALL WATER QUALITY BMP'S AND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO PLANT RECORDATION, OFF-SITE R/W AND CONSTRUCTION EASEMENTS ARE REQUIRED TO BE OBTAINED ACCORDING TO THE GUIDELINES OF THE "OFF-SITE R/W ACQUISITION PROCESS". THESE NEEDED R/W AND CONSTRUCTION LIMITS ARE CLEARLY SHOWN ON THE ROADWAY IMPROVEMENT PLAN.
- PER SECTION 18-175(E) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORDI, 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION (704-336-4025) OR VISIT <http://www.charmeck.org/government/street-maintenance/home.htm>
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- GRASS PAVED MAINTENANCE EASEMENT



BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING AND CONSTRUCTION
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

CHARLOTTE, NC
ATLANTA, GA
BALTIMORE, MD
BIRMINGHAM, AL
BOCA RATON, FL
CHICAGO, IL
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
FORT MYERS, FL
FORT WORTH, TX
HOUSTON, TX
JACKSONVILLE, FL
KANSAS CITY, MO
LAS VEGAS, NV
LONG BEACH, CA
LOS ANGELES, CA
LYNN, MA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
MOBILE, AL
NEW ORLEANS, LA
NEW YORK, NY
NORFOLK, VA
OKLAHOMA CITY, OK
OMAHA, NE
ORLANDO, FL
PHILADELPHIA, PA
PHOENIX, AZ
PORTLAND, ME
RICHMOND, VA
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
TULSA, OK
WASHINGTON, DC
WICHITA, KS
WILMINGTON, DE
YAKIMA, WA

REVISIONS

REV	DATE	COMMENT	BY
1	4/18/17	PER CLIENT COMMENTS	IBG
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7	3/23/18	NCDOT/CITY APPROVAL	BAB

811

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PROJECT No.: NCDOT152085
DRAWN BY: IG/BB/TZ
CHECKED BY: MAT
DATE: 03/03/17
SCALE: 1"=40'
CAD I.D.: SSD

PROJECT: **WILBANKS SINGLE FAMILY RESIDENTIAL** FOR **RKM DEVELOPMENT, LLC.**

LOCATION OF SITE
WILBANKS DRIVE
CITY OF CHARLOTTE ETJ
MECKLENBURG COUNTY,
NORTH CAROLINA

BOHLER ENGINEERING NC, PLLC
NCEBLS P-1132

1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SEAL
043610
MICHAEL A. THERP
ENGINEER
3/23/18

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C-5.3**